

DESCRIPTION OF THE HERBERT M. COLLIER, JR. LANDS,
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Lands End Road, said point being the southwest corner of the herein described lands and the northwest corner of the lands of Loveland Enterprises, Inc.; and running, thence, by and with the centerline of Lands End Road along a curve the chord of which is N 29 34 10 E - 203.87', along a curve the chord of which is N 23 10 10 E 176.36', and N 20 40 40 E - 967.20' to intersect the centerline of Island Creek Road; thence, by and with the centerline of Island Creek Road the eight following courses and distances: (1) S 69 25 30 E - 1329.36', (2) along a curve the chord of which is S 67 41 10 E - 104.72', (3) along a curve the chord of which is S 67 04 20 E - 90.24', (4) along a curve the chord of which is S 64 28 40 E 90.10', (5) along a curve the chord of which is S 62 12 20 E - 116.58', (6) S 61 38 E - 25.03', (7) S 59 22 30 E - 25.00', and (8) S 59 46 40 E - 171.01' to a point 390' from the northwest end of the bridge over Island Creek and the lands now or formerly of Evelyn B. Storey; thence, by and with said Storey lands, passing over an iron pipe on the southwest side of Island Creek Road, S 53 06 30 W - 232.40' to an iron pipe near the edge of a marsh; thence, still by and with said Storey lands and following a line 10' inland from the edge of the marsh the nine following courses and distances: (1) S 51 38 50 W - 102.56', (2) S 08 42 40 W - 131.93', (3) S 13 47 50 E - 244.09', (4) S 12 09 W - 330.10', (5) S 51 37 50 W - 231.71', (6) S 46 57 50 W - 183.06', (7) N 72 11 W - 143.84', (8) N 77 15 W - 239.11', and (9) N 71 04 50 W - 269.29' to an iron pipe near the center of a small valley; thence, still by and with said Storey lands S 05 29 E - 103.73' to an iron pipe and the lands of Loveland Enterprises, Inc.; thence, by and with said Loveland Enterprises lands the five following courses and distances: (1) N 48 15 30 W - 372.25', (2) N 79 35 10 W 112.92', (3) N 54 53 30 W - 468.01', (4) S 65 11 20 W - 53.76', and (5) N 75 31 W - 271.97' to the place of beginning. Containing in all 59.404 acres of land, more or less.

Subject to the right-of-way of Lands End and Island Creek Roads.

October 30, 1978.

William R. Nuttle.

Rec. 5/10/45
 ASG 11/179

200' = 1"

THIS DEED, made this Ninth day of May 1945, by Ernest J. Rothwell, single man, of Queen Anne's County, State of Maryland, witnesseseth:

THAT for and in consideration of the sum of Twelve Hundred and Fifty Dollars (\$1,250.00) receipt of which is hereby acknowledged, the said Ernest J. Rothwell, does hereby grant and convey unto Morgan K. Bennett, of Queen Anne's County, Maryland, his heirs and assigns, in fee simple, all of the following described real estate, to wit:

A parcel or tract of marshland called AREA NO. 3;

Being a piece of marshland lying on the westerly side of Island Creek and on the south side of the Church Hill-Bookers Wharf public road and in the Third Election District of Queen Anne's County, State of Maryland.

Beginning for the same at the southeasterly corner of the lands intended to be conveyed. Said corner is on a point of high land made by the west branch of Island Creek and marsh to a small stream that extends in a northwesterly direction from this point and is also the northwesterly corner of Area No. 1 (S. Reece Hatchitt to Morgan Bennett) and the northeasterly corner of the Merrick Farm -- and running:

(1) Thence by and with a line ten feet distant inland from the inland edge of marsh the eight (8) following courses and distances:

N 40° 00' W --- 223.00 ft.

N 56° 40' W --- 480.00 ft.

S 81° 55' E --- 330.00 ft.

S 62° 50' E --- 271.00 ft.

N 39° 15' E --- 436.10 ft.

N 15° 22' E --- 147.20 ft.

N 01° 49' E --- 551.20 ft.

N 48° 45' E --- 232.40 ft. to the center of said Church Hill-Bookers Wharf Public Road.

(2) Thence by and with the center of said public road S 63° 18' E --- 390.00 ft. to the west end of the highway bridge over Island Creek.

(3) Thence by and with the west side of Island Creek to the point of beginning. Containing 18.00 acres of land, more or less, according to a survey and plat thereof made by J. B. Metcalfe, Surveyor, in February, 1945, and intended to be recorded after this deed; and being A PART of the farm or tract of land called "Lanes Field" or the "James Thompson Farm" which was conveyed to said Ernest J. Rothwell by Frank S. Dudley, Assignee and Vendor, by deed dated August 27, 1935, recorded in Liber W. H. C. No. 1A, folio 530, a land record book for Queen Anne's County.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND the said Ernest J. Rothwell covenants to warrant specially the title to the lands hereby conveyed and to execute such other and further assurances thereof as may be requisite or necessary.

WITNESS my hand and seal the day and year herein first above written.

WITNESS:

J. CARL STARKEY

ERNEST J. ROTHWELL (SEAL)
 Ernest J. Rothwell

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, TO WIT:

THIS IS TO CERTIFY that on this 9th day of May, 1945, before the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Ernest J. Rothwell, single man, and did acknowledge the foregoing Deed to be his act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and Notarial Seal affixed the day and year herein first above written.

Notary
 Public
 Seal.

J. CARL STARKEY

Notary Public.

Original Examined & made to Morgan K. Bennett
 June 4, 1945
 Chittenden, Md.

ROSA H. MC DONALD
TSP 61/27
1. ST. PARCEL
298.24 A.
P.1

ROSA H. MC DONALD
TSP 62/457
140.61 A.
P.2

Amberger
CWC 30/548

PHILIP E. HOFFMAN
CWC 54/64
37.61 A.
P.21

EVELYN B. STOREY
CWC 12/429
11.2 A.
P.15

HAROLD E. ANDREW
CWC 44/467
10.13 A.
P.8

PENINSULA CONFERENCE
BOARD OF EDUCATION OF METHODIST CHURCH INC
TSP 35/410
275.56 A.
P.3

HERBERT M. COLLIER, JR.
TSP 54/75
53.18 A.
P.13

WRONG REF
PAUL L. AMBERGER
CWC 30/548
16 A.
P.4
18 A.

EVELYN B. STOREY
CWC 8/49
16 A.
P.5

EVELYN STOREY
CWC 8/49
54 A.
P.18

LOVELAND ENTERPRISES, INC.
CWC 69/581
168.37 A.
P.7

EVELYN B. STOREY
CWC 9/49
1ST. PAR.
P.6

P/O
P.6

ROAD

ISLAND

CREEK RD.

END

LANDS

E.D. 3
E.D. 2

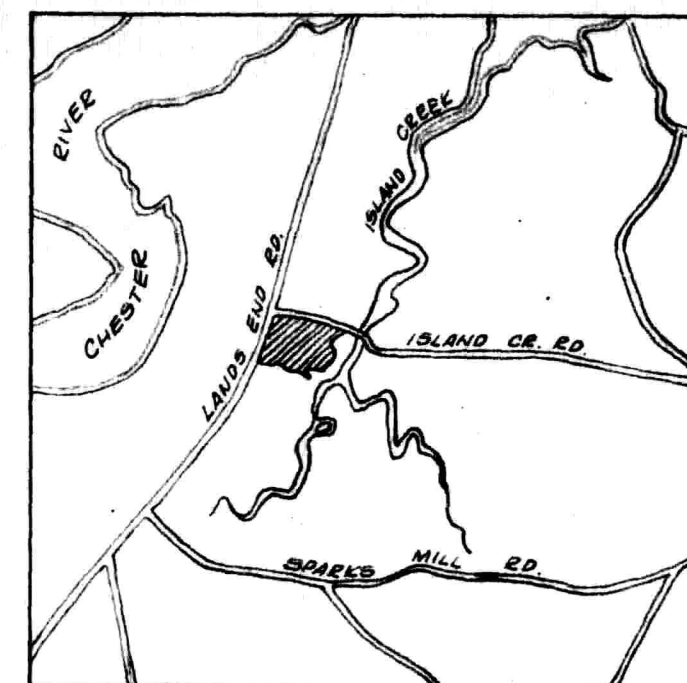
P.22-13

NO.	BEARING	DIST.
* 1	N 29° 34' 10" E	203.87'
* 2	N 23° 10' 10" E	176.36'
3	N 20° 40' 40" E	967.20'
* 4	S 69° 25' 30" E	1329.36'
* 5	S 67° 41' 10" E	104.72'
* 6	S 67° 04' 20" E	90.24'
* 7	S 64° 28' 40" E	90.10'
* 8	S 62° 12' 20" E	116.58'
* 9	S 61° 38' 00" E	25.03'
* 10	S 59° 22' 30" E	25.00'
11	S 59° 46' 40" E	171.01'
12	S 53° 06' 30" W	232.40'
13	S 51° 38' 50" W	102.56'
14	S 08° 42' 40" W	131.93'
15	S 13° 47' 50" E	244.09'
16	S 12° 09' 00" W	330.10'
17	S 51° 37' 50" W	231.71'
18	S 46° 57' 50" W	183.06'
19	N 72° 11' 00" W	143.84'
20	N 77° 15' 00" W	239.11'
21	N 71° 04' 50" W	269.29'
22	S 05° 29' 00" E	103.73'
23	N 48° 15' 30" W	372.25'
24	N 79° 35' 10" W	112.92'
25	N 54° 53' 30" W	468.01'
26	S 65° 11' 20" W	53.76'
27	N 75° 31' 00" W	271.97'

* Chord of a curve.

Note: The azimuth shown is the same as was used in the survey of the Merrick lands (now Loveland Enterprises) in 1972. To conform to surveys of the Collier lands on the northeast side of Island Creek Rd. shift bearings CCW 05° 50' 40".

MAG. NORTH
1972



**PLAT OF A SURVEY OF THE
HERBERT M. COLLIER, JR. LANDS
3RD DISTRICT, QUEEN ANNES CO., MD.**

Scale 1"=200' Oct. 1978.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

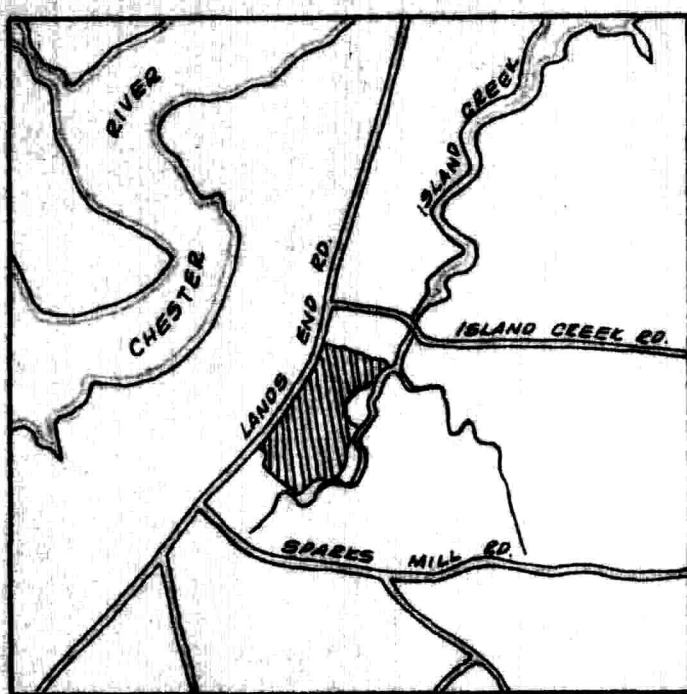
59.404 ACRES±

29.6 ACRES OPEN
29.8 IN ROAD, WOODS & MARSH

NOW OR FORMERLY
EVELYN B. STOREY

23.80	24.66		
11.50	23.10		
11.60	17.56		
		13.84	21.32
		7.55	13.84
		6.29	7.42
26.20			28.43
12.85			21.32
13.35	13.46		7.11
39.30	43.14	35.82	
26.20	38.82	27.43	
13.10	7.40	7.41	

Note: Physical features other than those affecting property lines were drawn from U.S.D.A. aerial photo.
Lines 13 through 21 are 10' inland from the edge of the marsh.
I.P. = iron pipe



MAG. NORTH
1972

HERBERT M. COLLIER, JR.

Note: Physical features not affecting the establishment of property lines were taken from U.S.D.A. aerial photo AHW-3DD-46.

LANDS END ROAD

STOREY

168.374 ACRES *

EVELYN B. STOREY

ISLAND CREEK

STOREY

LOVELAND ENTERPRISES, INC.

STOREY

NO.	BEARING	DIST.
1	S 75° 31' 00" E	271.97'
2	N 65° 11' 20" E	53.76'
3	S 54° 53' 30" E	468.01'
4	S 79° 35' 10" E	112.92'
5	S 48° 15' 30" E	372.25'
6	S 53° 35' 00" E	294.43'
7	S 81° 23' 00" E	166.88'
8	S 39° 03' 10" E	115.38'
* 9	S 50° 01' 10" W	184.06'
* 10	S 40° 24' 20" W	171.79'
11	N 49° 35' 40" W	30.00'
12	S 47° 26' 30" W	94.29'
13	S 15° 44' 40" W	195.33'
14	S 80° 54' 30" W	151.91'
15	S 49° 41' 10" W	43.28'
16	N 71° 41' 00" W	166.34'
17	S 69° 16' 00" W	189.26'
18	S 27° 40' 00" W	116.30'
19	S 06° 05' 30" E	179.01'
20	S 15° 40' 50" W	236.81'
21	S 16° 22' 00" E	149.04'
22	S 57° 05' 00" E	226.34'
23	S 31° 25' 20" E	147.71'
* 24	S 65° 37' 20" W	90.51'
25	N 24° 22' 40" W	30.00'
26	S 53° 46' 00" W	196.12'
27	S 03° 02' 30" W	357.50'
28	S 22° 16' 10" E	119.46'
29	S 18° 02' 00" W	226.11'
30	S 04° 08' 40" E	69.18'
31	S 20° 09' 30" W	168.31'
32	S 63° 51' 10" W	183.81'
33	S 35° 53' 30" W	187.63'
34	N 85° 14' 10" W	60.21'
35	S 39° 37' 40" W	83.10'
36	N 53° 49' 30" W	114.61'
37	S 44° 11' 50" W	30.00'
* 38	N 45° 43' 10" W	191.36'
39	N 44° 11' 50" E	30.00'
40	N 37° 03' 50" W	111.03'
41	N 54° 04' 40" W	121.02'
42	S 65° 13' 30" W	143.18'
43	N 58° 07' 10" W	96.57'
44	S 12° 17' 20" W	103.37'
45	S 59° 09' 10" W	83.86'
46	S 26° 21' 40" W	249.99'
47	S 47° 42' 00" W	150.07'
48	S 75° 05' 20" W	190.41'
49	S 51° 03' 30" W	153.28'
50	N 41° 36' 30" W	1354.77'
51	N 01° 08' 30" E	429.00'
52	N 35° 21' 30" W	231.00'
53	N 48° 38' 30" E	804.91'
54	N 47° 11' 10" E	437.04'
† 55	N 43° 08' 00" E	397.14'
56	N 38° 36' 00" E	1393.25'
† 57	N 35° 54' 10" E	172.61'

* Mean high water
† Chord of a curve.

PLAT OF A SURVEY OF THE
SPENCER MERRICK LANDS
3RD DISTRICT, QUEEN ANNES CO., MD.
Scale 1"=200' Dec. 1972.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.